

The Views of Asheville Neighborhood

A member of the Sweeten Creek Association of Neighborhoods (SCAN)

Neighborhood Description:

The Views of Asheville is a South Asheville neighborhood that sits on the western slope of Busbee Mountain. It is located on Distant View Drive, a winding and steep mountain road which is an extension of Park Avenue off of Sweeten Creek Road. We are a community of 30 single-family home sites, built primarily between 1997 and 2007 and continuing to the present. The Views is bounded by the Ballantree neighborhood on the north, the Park Avenue neighborhood and Sweeten Creek Road on the west, Givens Estates on the south and Pinnars Cove over the ridgeline to the east. People live here because it is a quiet neighborhood with long range western views, where residents can equally enjoy a casual stroll, walking their dog, and the beautiful sunsets over the Blue Ridge Mountains.

Neighborhood History:

The Views of Asheville property was originally part of the Park Avenue subdivision project that began development in 1989. Development of The Views began in the mid 1990's, with the first two developers building several homes before the second developer filed for bankruptcy in 1999. The Views of Asheville LLC, the final developer, took over the project in December 2001, completed the infrastructure and started building houses again, eventually gaining City of Asheville acceptance of the road, water, sanitary, and storm water systems. The Views was incorporated as a non-profit HOA in 2002, all of the 30 lots have been purchased and 25 houses have been built with an average value of over \$500,000. HOA dues are used to improve and maintain the common areas, which includes the majority of the storm water system, a critical system in preventing soil erosion on the steep slopes found throughout the development.

Neighborhood Vision:

We are a quiet, peaceful, mountainside residential neighborhood within the Sweeten Creek corridor in South Asheville. We will work to create a Sweeten Creek corridor south of the Blue Ridge Parkway that continues to maintain its residential character and becomes more bicycle and pedestrian friendly, while limiting the expansion of any additional commercial, office park, or industrial development and protecting the scenic beauty of the natural environment.

The Views' Strengths	The Views' Challenges	Responsible Parties
<ul style="list-style-type: none"> • Appreciation of the natural beauty of the surrounding area. • Proximity to and supportive of South Asheville businesses • Members with the time, abilities, and willingness to get involved with community projects and issues 	<ul style="list-style-type: none"> • Maintenance of the storm water system to control erosion on our steep slopes • Increasing traffic on Sweeten Creek Rd. • Maintaining a residential character of the Sweeten Creek corridor south of the Blue Ridge Parkway, with a strong desire to limit any additional commercial, office park or industrial development. 	<ul style="list-style-type: none"> • Storm water system responsibility is shared among the City, the HOA, and some lot owners. • NCDOT and the City are responsible for fixing the Sweeten Creek Rd. traffic issues and maintaining the residential character of Sweeten Creek south of the Blue Ridge Parkway. We desire residential input into the future configuration of how Sweeten Creek Road will be widened and how the existing undeveloped land along Sweeten Creek is developed.

City of Asheville Goals supported:

- Develop and use best management practices to address the effect of development on storm water runoff and water quality (ACDP-G)
- Develop a system of sidewalks, greenways and bicycle facilities that will make Asheville a more walkable and more livable city (ACDP-G)
- Maximize the efficiency of the existing transportation system through targeted, cost-effective improvements (ACDP-G)
 - Pursue targeted capacity improvements at intersections to improve traffic flow, with particular emphasis on turning lanes and creative solutions such as roundabouts. (ACDP strategy)
- While Sweeten Creek Rd north of Rock Hill Rd is primarily office park, commercial, and industrial development, The Views strongly desires to maintain a residential character of Sweeten Creek Rd south of the Blue Ridge Parkway by limiting any additional commercial, office park, or industrial development.